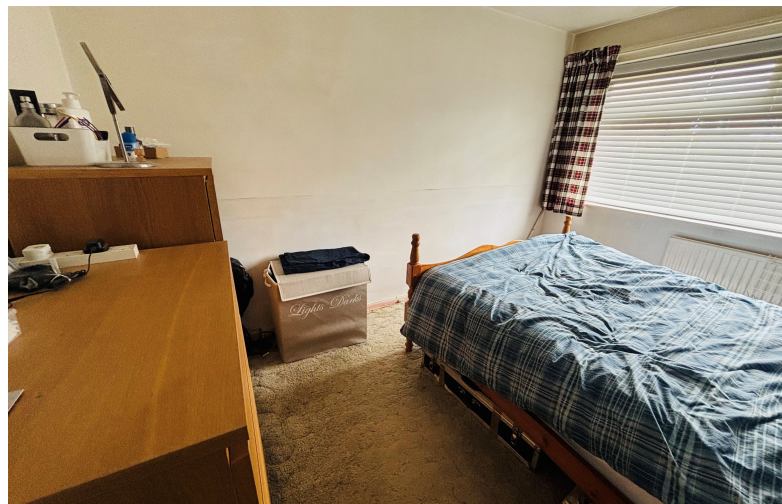




Shearwater Road | Offerton | SK2 5XA

EDWARD
mellor



Features

- 3 Bedroom Modern Mews
- Highly Sought After Location
- Driveway & En Bloc Garage
- Enclosed Rear Garden
- Outstanding Value For Money

An exciting opportunity to acquire a THREE BEDROOM modern mews style property which is situated on the highly sought after Bean Leach Estate and offers outstanding value for money. The property is ideally suited to

a First Time Buyer or young family and stands on a good size plot which features parking to the front for numerous family vehicles, an en bloc garage, and a low maintenance enclosed garden to the rear. In

addition, there is spacious open plan L shaped living room and dining area whilst the property also benefits from double glazing and gas central heating. Viewing highly recommended.



The Bean Leach Estate is a popular residential location in the sought after suburb of Offerton which caters for local shopping facilities, good public transport links, excellent schools and shares a friendly, community atmosphere among its residents. The accommodation on offer briefly comprises : Enclosed entrance vestibule, open plan lounge and dining area providing ample room for both seating and dining and a fitted kitchen. To the first floor, a landing leads to 3 bedrooms and a 3 piece family bathroom suite. Externally, there is a spacious driveway to the front which provides ample off road parking whilst an en bloc garage is ideal for secure parking or extra storage. The rear garden is low maintenance and neatly enclosed by fence boundaries.

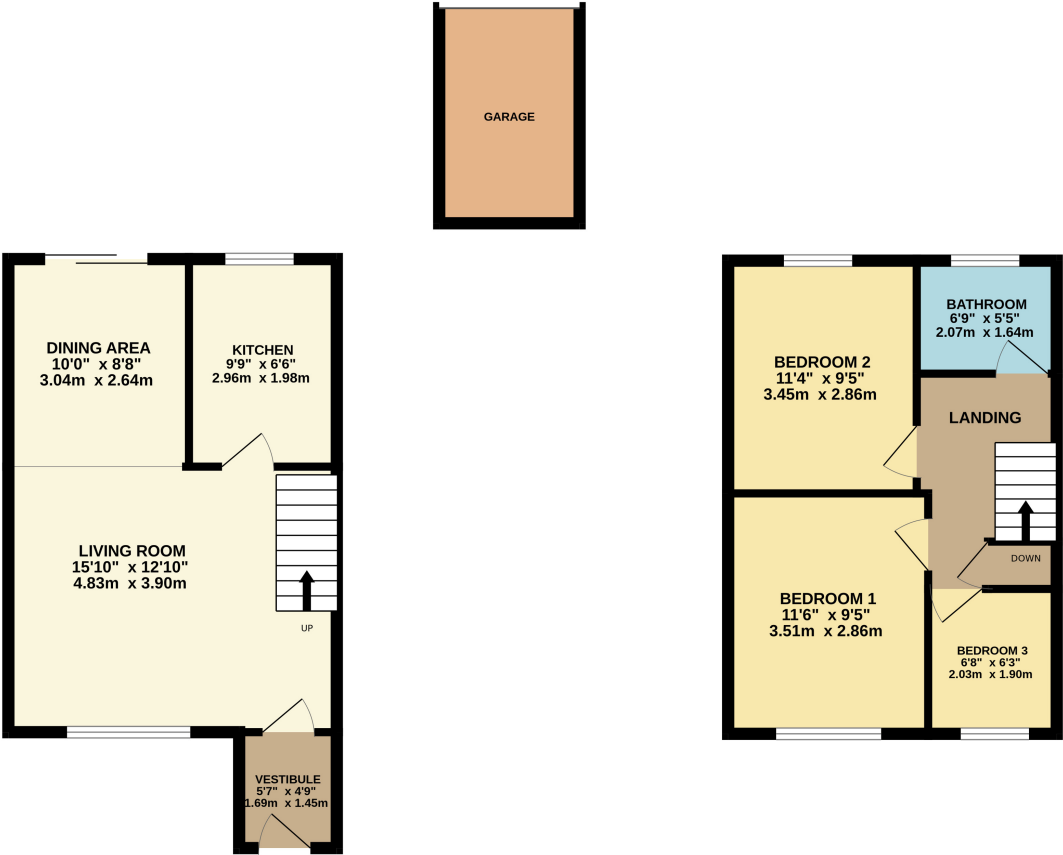


FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
457 sq.ft. (42.4 sq.m.) approx.

1ST FLOOR
360 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA : 817 sq.ft. (75.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Important Information

- Council Tax Band: B
- Tenure: Leasehold
- Years Remaining on the Lease : 949 Years
- Annual Ground Rent: £25

EPC Rating

182, London Road, SK7 4DQ
T: 0161 456 6000
E: hazeltgrove@edwardmellor.co.uk



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